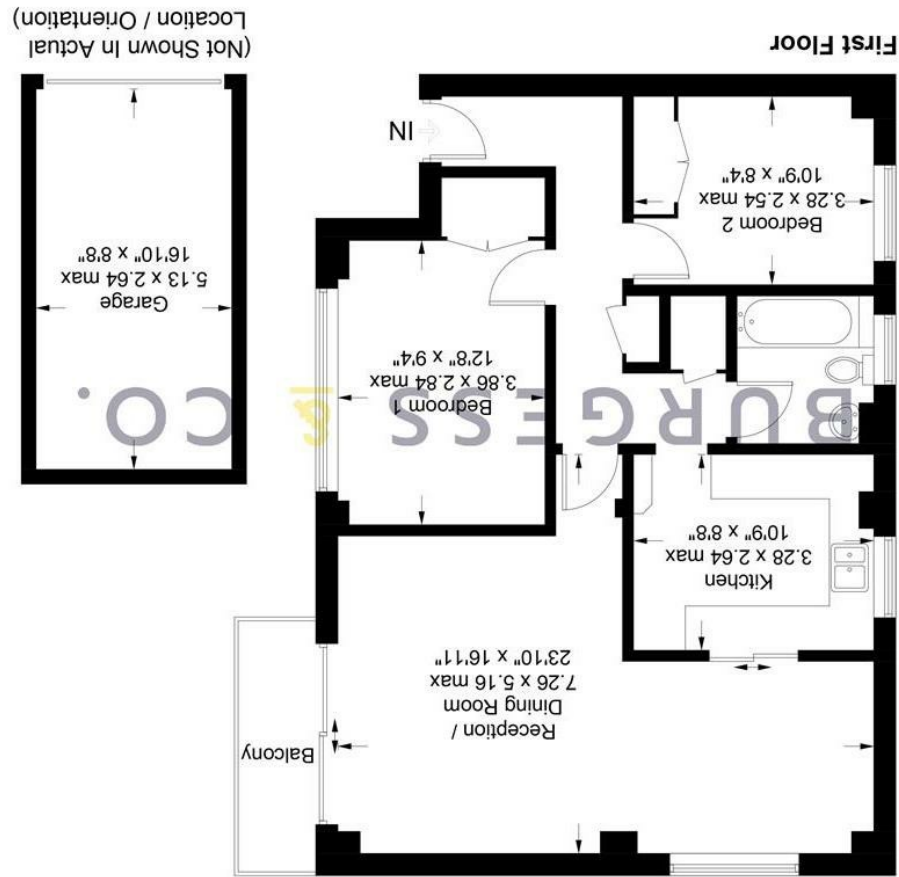




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IRLS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright Casaphotos Ltd 2021 - Produced for Burgess and Co



Wallington Towers, TN40  
Approximate Gross Internal Area = 72.1 sq m / 776 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 85.7 sq m / 922 sq ft

BURGESS & CO.  
01424 222255

8 Wallington Towers, Sutton Place, Bexhill-On-Sea, TN40 1PQ

£240,000 Leasehold -



Burgess & Co are delighted to bring to the market an immaculately presented two double bedroom purpose built first floor flat situated in this popular seafront development with views of the English Channel and Galley Hill. This delightful property has many benefits including double glazed windows throughout, electric panelled heating, fitted storage to both bedrooms, modern fitted kitchen and bathroom, south facing sun balcony and single garage located at the rear en bloc. The property offers bright and well proportioned accommodation and is set within well kept communal grounds with a particular feature being the double aspect lounge/diner. Internal viewing highly recommended.

**Communal Entrance Hall**

With stairs and passenger lift to

**First Floor**

With private front door to

**Entrance Hall**

with built in cupboard having shelving and housing electric fuse box, further storage cupboard with water tank and shelving, electric radiator.

**Reception/Dining Room**

23'10 x 16'11 max

enjoying bright double aspect having views across the English Channel and Galley Hill, two wall mounted electric heaters, hatch to kitchen, sliding door to

**South East Facing Sun Balcony**

with views over the communal gardens and across the English Channel and Galley Hill.

**Modern Kitchen**

10'9 x 8'8 max

range of work surfaces with drawers and cupboards under and having concealed lighting above, inset one and a half bowl composite graphite sink unit with mixer tap over, range of wall mounted shelved storage cupboards, integrated electric oven with four ring ceramic electric hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, under plinth heater.

**Bedroom One**

12'7" x 9'3" max

with double wardrobe having hanging and shelving, wall mounted electric heater.

**Bedroom Two**

10'9" x 8'3" max

with double wardrobe having hanging and shelving, wall mounted electric heater.

**Modern Bathroom/WC**

with white suite comprising panelled bath with electric shower and glass shower screen, vanity unit with inset wash basin and cupboard under, low level WC, shaver point, wall mounted electric fan heater, wall mounted chrome heated towel rail, modern wood effect flooring, part tiled walls.

**Outside**

The property is set within well kept communal grounds and benefits from a single garage (16'10m x 8'8m max) in a nearby block.

**NB**

We have been advised that the property comes with the remaining balance of 999 years from 24 June 1974, and a share of the freehold. PLEASE NOTE - The block is having major works undertaken during 2024, consequently the current service charge is £8000 for each six-month period (January to

June and July to December) until the end of 2024, which the current owners will pay on completion of the sale. Once the works are completed the service charge will reduce. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor. The service charges also include ground rent, water and sewerage rates.

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

